



Tucson-Pima County Historical Commission
Plans Review Subcommittee

Thursday, December 10, 2009

LEGAL ACTION REPORT

1. Call to Order / Roll Call: 1:05 p.m.

Commissioners: Terry Majewski, Demion Clinco, Bill Mackey, Patricia Waterfall,
Sharon Chadwick

Staff: Frank S. Podgorski, Michael Taku, Jonathan Mabry, Aline Torres

2. Regular Cases:

HPZ 08-05 Quatrovest-New Construction (Residence) (Revised Plan); 330 East Speedway
Boulevard (West University Historic Preservation Zone)

Presentation by Mike Finklestein, developer, of a revised plan for a single family residence located in the West University Historic Preservation Zone. After initial review on November 19, 2009, commissioners moved to revise the proposed plan with a hip end on the front porch, add windows on the east elevation and provide a landscape plan with a minimum 8" stem wall on the foundation. Mr. Finklestein provided the required information on the revised plan and provided "cut sheets" for the lighting fixtures. Commissioner Majewski reminded Mr. Finklestein to call out all windows and doors on the plan for the appropriate materials prior to sign off.

Motion by Demion Clinco to recommend approval of the revised plan with the conditions that all design elements be called out on the final plan prior to historic stamping and return for a minor review in the field if the front light location changes and with a landscape plan and paint color presentation.

Seconded by Patsy Waterfall.

Motion passed unanimously. Vote 4-0. Chair Majewski did not vote.

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HPZ 09-47 Flores-Rehabilitation/Addition/Accessory Structure; 424 East 1st Street (West
University Historic Preservation Zone)

Presentation by Leo Katz, architect, on the proposed addition to an existing bungalow residence located in the West University Historic Preservation Zone. The proposal also includes the conversion of an existing garage located in the rear yard into a second dwelling with fences/gates all as shown on the submitted site plan and elevation drawings. Commissioners immediately recognized the scope of the addition on the principal residence as being too

ambitious and overpowering the contributing historic residence. Suggestions were given to the architect to scale down the addition after consideration of the development zone. Commissioners cautioned Mr. Katz and the property owner present that a possible delisting of the property could occur with such a proposal. Mr. Katz stated that the plan was the first attempt at providing additional space so the family could occupy the small residence and a second plan would be presented to both the West University Historic Preservation Zone Advisory Board and the plans review subcommittee of the TPCHC at a later date.

Commissioner Mackey left the meeting at 1:56 p.m. A quorum of commissioners remained.

3. Rio Nuevo Downtown Zone:

RND 09-05 Rialto Block-Façade Improvements; 300 East Congress Street (Rio Nuevo Downtown Zone)

Presentation by Bill Jones, representing the property owner, Don Martin, on the proposed façade improvements to the Rialto Building, listed on the National Register of Historic Places. All of the design elements discussed at the November 19th plans review meeting were presented by Mr. Jones including: 1) The temporary door configuration at 316 East Congress Street; 2) the 314 East Congress Street storefront matching the 302-312 East Congress Street storefronts; 3) Installation of the prismatic glass on all storefronts with the exception of the northwest corner (Congress Street/North 5th Avenue) which will be reviewed as an on-site meeting; 4) Use of marble wainscoting, tile floor entryways; 5) Removal of glass mullions on all storefronts above the window panes, and; 6) Return for review/recommendation of rehabilitation of the parapets on the building at a later date.

Motion by Demion Clinco to recommend approval of the revised plan as proposed with the condition that seven (7') foot doors with transoms be installed on all storefront entryways with the marble wainscoting and tile as proposed and an on-site meeting of a quorum of plans review subcommittee commissioners for the northwest corner entryway.

Seconded by Patsy Waterfall.

Motion passed unanimously. Vote 4-0. Chair Majewski voted.

4. Current Issues for Information/Discussion:

- a. Minor Reviews: HPZ 09-50 Figueroa-Fence/Gate; 428 South 3rd Avenue (Armory Park Historic Preservation Zone)
HPZ 09-51 Rowlands-Fence/Gate/Ramada; 419 North Main Avenue (El Presidio Historic Preservation Zone)
HPZ 09-52 Putnam-Hidalgo-Solar Panels; 646 South 3rd Avenue (Armory Park Historic Preservation Zone)
HPZ 09-53 Diamond/Wilk-Solar Panels; 332 East 14th Street (Armory Park Historic Preservation Zone)
HPZ 09-54 DeConcini-Wall; 5347 East Fort Lowell Road (Fort Lowell Historic Preservation Zone)

- b. Appeals: No appeals at this time.
 - c. Zoning Violations: Zoning violations in historic preservation zones are reported to the Code Enforcement section of Community Services Department at 792-CITY. If a zoning violation is verified by a city inspector, the property owner is taken through the historic preservation zone (HPZ) review/approval process in order to abate the violation.
 - d. Historic Preservation Zone Development Standards-A Special Plans Review Subcommittee meeting of the Tucson-Pima County Historical Commission will be held on Monday, December 14, 2009, to discuss updating City of Tucson Development Standard 9-.08.
5. Call to the Audience: No one to speak.
6. Meeting adjourned at 2:20 p.m.